Dean
ESTATE AGENTS

Tel: 01594 825574
Email: cinderford@deanestateagents.co.uk

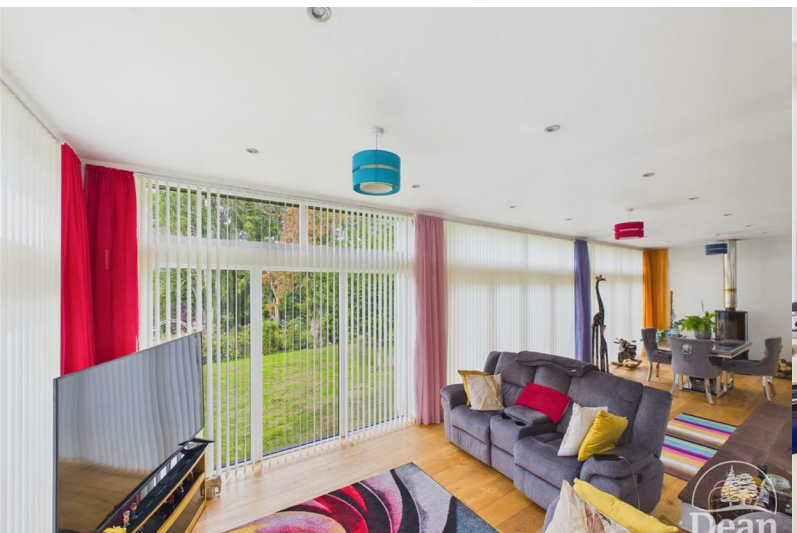


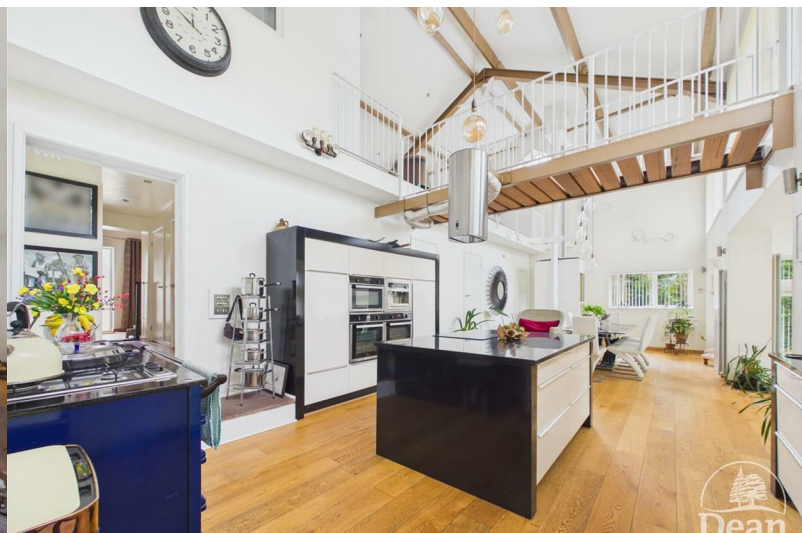
# Hillside Road

Drybrook, GL17 9HL

£800,000

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Dean Estate Agents are delighted to offer this truly unique and beautifully designed three bedroom detached home, occupying an impressive plot of approximately 1 acre. Offering exceptional versatility and an individual layout, this purpose-built property is unlike anything else currently available and must be viewed to fully appreciate the space, quality and character on offer.

The heart of the home is the stunning open-plan kitchen, dining and living space, creating an impressive environment for both everyday living and entertaining. The property further benefits from two excellent ground-floor bedrooms, both offering the potential to incorporate substantial walk-in wardrobe or wet-room facilities, while the master bedroom occupies the spectacular mezzanine level. The master bedroom enjoys an impressive vaulted setting with exposed steel beams, feature A-frame glazing, a luxurious en-suite and a bridge-style walkway overlooking the living accommodation. French doors provide access onto a private rear balcony, offering a fantastic elevated position from which to enjoy the surrounding gardens.

Externally, the property is equally impressive, with a substantial driveway, separate home office, large drive-through double garage and two additional garages within the grounds. The gardens extend to approximately 1 acre and feature established trees, lawns, pond and additional hard standing with water supply, offering tremendous versatility.







## Entrance Hallway :

10'1" x 8'2" (3.08 x 2.49)

Accessed via a partially glazed composite door, the large entrance hallway features side aspect UPVC double glazed windows, a front aspect UPVC frosted double glazed window, radiator, power points including USB connections and inset ceiling spotlights.

## Inner Hallway :

3'0" x 12'0" (0.93 x 3.66)

A useful connecting space providing access to the main living accommodation and bedrooms. The inner hallway features a side aspect UPVC double glazed window, inset ceiling spotlights and several useful storage cupboards. One cupboard contains plumbing and could be utilised as a shower room, with electric radiator and extractor fan. A further cupboard houses the hot water cylinder, while additional storage is provided by a cupboard with hanging facilities.

## Utility Room :

2'6" x 2'11" (0.77 x 0.89)

Providing space and plumbing for a washing machine and tumble dryer, together with shelving, power points and the Glow-worm boiler.

## Cloakroom :

Fitted with a close coupled WC and wash hand basin with mixer tap over.

## Kitchen :

35'6" x 10'7" (10.84 x 3.24)

A stunning contemporary kitchen forming part of the impressive open-plan living space. Fitted with a range of base and drawer units incorporating a double oven, microwave, coffee machine, induction hob, built-in dishwasher and Aga. There is also a large extractor fan with integrated lighting and a dedicated control panel operating the lighting throughout the room. Further features include rear aspect UPVC double glazed windows, inset ceiling spotlights and feature LED strip lighting beneath the stairs.

## Dining Area :

A superb dining space featuring side aspect UPVC double glazed windows and an opening leading through into the main living area. A lift provides access to the mezzanine level, while doors provide access to the two ground-floor bedrooms.

## Lounge :

35'2" x 14'11" (10.72 x 4.57)

A fantastic and generous living area featuring rear aspect UPVC double glazed windows, rear aspect bi-folding doors providing access to the garden and a side aspect UPVC double glazed sliding door. The room benefits from inset ceiling spotlights, power points and television points, together with a large feature wood-burning stove creating an impressive focal point.

## Bedroom Two :

10'5" x 21'9" (3.18 x 6.63)

A generous ground-floor bedroom accessed via a front aspect composite door/entrance area. The room benefits from a front aspect UPVC frosted double glazed window, side aspect UPVC double glazed window, radiator, power points and inset ceiling spotlights. There is a substantial cupboard which could be converted into a walk-in wardrobe or wet room, with plumbing already in place and an extractor fan provided.

## Bedroom Three :

9'8" x 12'3" (2.96 x 3.74)

A well-proportioned bedroom featuring a floor-to-ceiling front aspect UPVC double glazed window, with the lower sections frosted, radiator, power points including USB connections and inset ceiling spotlights.
The room benefits from two substantial cupboard spaces, one incorporating shelving, both offering excellent storage and potential to be converted into walk-in wardrobe facilities if required.

## Mezzanine Principal Bedroom :

27'0" x 16'7" (8.24 x 5.08)

An exceptional principal bedroom occupying the impressive mezzanine level, featuring exposed steel beams and extensive A-frame glazing. The room enjoys two rear aspect UPVC double glazed windows, side aspect UPVC double glazed A-frame window, two front aspect UPVC double glazed windows and a central feature A-frame UPVC double glazed window. Further features include extensive power points with USB connections, television connectivity, touch mirrors, lighting, and Wi-Fi cabling. The bedroom also benefits from two ceiling fans and a spectacular bridge-style walkway overlooking the main living accommodation. A UPVC double glazed door provides direct access onto the private rear balcony.

## En-Suite :

7'7" x 13'8" (2.32 x 4.17)

A luxurious en-suite featuring a rear aspect UPVC double glazed window, deep freestanding bath with freestanding bath taps, heated towel rail and a large double vanity wash hand basin with mixer taps over. Two LED touch mirrors sit above the vanity unit. Further benefits include close coupled WC, bidet, stunning walk-in double shower with two separate rainfall shower heads, inset ceiling spotlights and extractor fan. Exposed steel beams continue through the room, adding to its distinctive character.

## Balcony :

38'1" x 12'7" (11.61 x 3.86)

A superb private balcony accessed directly from the principal bedroom, featuring decking, power points, water supply and elevated views across the gardens. This is a wonderful outdoor space and a real centerpiece of the property.

## Home Office :

12'8" x 7'8" (3.88 x 2.36)

A fantastic detached home office accessed via double doors, featuring a side aspect UPVC double glazed window, power and lighting. Although currently utilised as an office, this versatile space could equally lend itself to a playroom, studio or additional hobby space.

## Garage :

17'7" x 19'5" (5.37 x 5.92)

A substantial drive-through garage accessed via electric roller doors to both the front and rear. The garage features an impressive A-frame roof, power and lighting and provides excellent storage or workshop potential. Fuse boards are also located here, with side access into the main kitchen/dining area.

## Outside :

To the front of the property is a substantial stone-chipping driveway providing extensive off-road parking. The property also benefits from outside power, security lighting and side access.

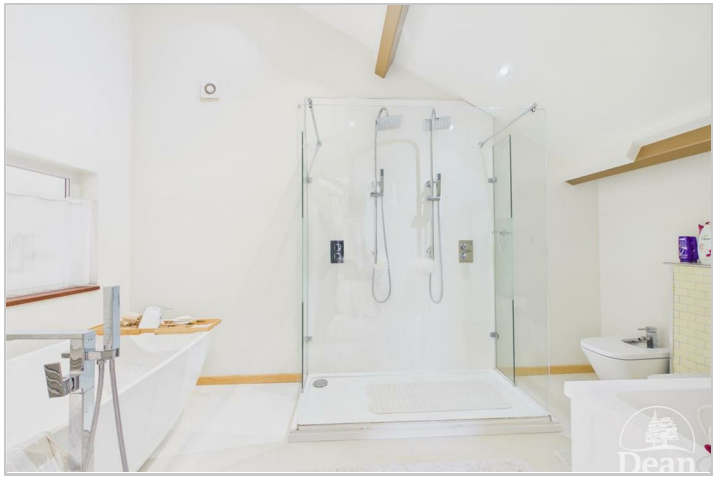
The grounds extend to approximately 1 acre, offering an exceptional degree of space and privacy. From the garage, a gentle slope leads down into the rear garden, initially opening onto a predominantly lawned area with a feature fish pond. There is also a useful hard standing area with water already plumbed in, offering tremendous versatility and potential for a greenhouse, summerhouse, swimming pool or similar, subject to any necessary permissions. Further down the grounds are two additional detached garages, each accessed via manual up-and-over doors and benefiting from power and lighting, providing excellent additional storage.

The main garden is predominantly laid to lawn and features a number of mature and established trees, creating an attractive and private setting. The gardens are enclosed by fencing and provide a wonderful amount of space, making this a truly exceptional property for those seeking something individual with substantial grounds.

## Disclaimer

The property has been lived in by the current owners since construction. It has not been issued with a Building Control Certificate as certain works remain outstanding. The sellers do not intend to carry out the outstanding works or obtain Building control sign off. Prospective purchasers should make their own enquiries and seek advice from their solicitors regarding any implications.









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Measurements: Great care is taken when measuring, but measurements should not be relied upon for ordering carpets, equipment etc.

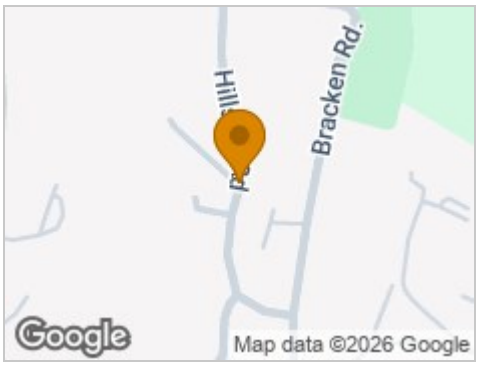
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Tenure: We are advised freehold.

Agents Note: Please contact Dean Estate Agents for an updated brochure if applicable.

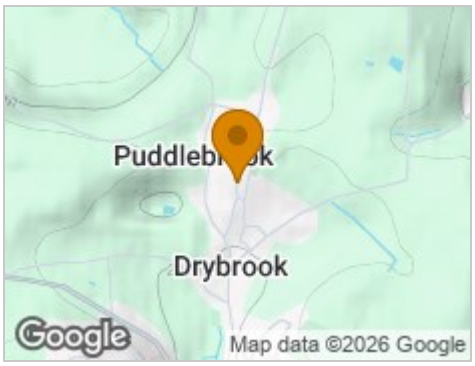
## Road Map




## Hybrid Map




## Terrain Map



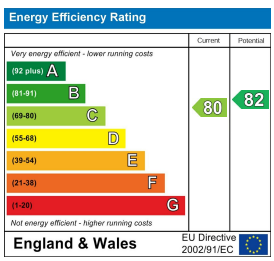

## Floor Plan




## Viewing

Please contact our Cinderford Office
on 01594 825574 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph




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4a Dockham Road, Cinderford, Gloucestershire, GL14 2AQ
Tel: 01594 825574 Email: cinderford@deanestateagents.co.uk www.deanestateagents.co.uk

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